

Appendix 4 – Planning Analysis

Matters of Provincial Interest (Planning Act – Section 2)

The proposed Zoning By-law amendment have regard to, among other matters, the co-ordination of planning activities of public bodies (2 (m)). The proposed Zoning By-law amendment proposes to update the definition of a ‘Lodging House’ so that it aligns with both the Fire Code and Building Code, which are Ontario regulatory documents that are administered by the City.

Provincial Policy Statement (PPS), 2020

The PPS (2020) provides policy direction on matters of provincial interest related to land use planning and development that support our collective well-being, now and in the future, which are intended to be complemented by local policies addressing local interests.

The proposed change to the definition of a Lodging House in the Zoning By-law keeps the Zoning By-law consistent with the regulatory requirements of the Ontario Building Code and Fire Code and avoids potential conflicts in making provision for a lodging house which is a necessary, appropriate and affordable form of accommodation, consistent with Section 1.4.3. of the PPS which states that approval authorities provide for an appropriate range and mix of housing options to meet market based and affordable housing needs.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan supports the achievement of *complete communities* with access to transit networks, protected employment zones and an increase in the amount and variety of housing available.

The proposed change to the definition of a Lodging House in the Zoning By-law keeps the Zoning By-law consistent with the regulatory requirements of the Ontario Building Code and Fire Code and avoids potential conflicts in making provision for a lodging house which is a necessary, appropriate and affordable form of accommodation. The proposed Zoning By-law Amendment conforms with the following Section of the Growth Plan:

Section 2.2.1.4 c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Region of Peel

The purpose of the Region’s Official Plan is to provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives to ensure the health and safety of those living and working in Peel.

Section 5.8 – Housing of the Region of Peel's Official Plan acknowledges the Region's commitment to achieving a supply of accessible, adequate and appropriate housing of all types, sizes, densities and tenures to meet the existing and projected demographic and housing market requirements of current and future residents.

The proposed Zoning By-law amendment conforms with the Housing policies of the Region of Peel's Official Plan and specifically conforms with the following policy:

5.8.1.1 To foster the availability of housing for all income groups, including those with special needs.

City of Brampton's Official Plan

The Official Plan acknowledges the *Planning Act* requirement in Section 34 that the purpose of the City's Comprehensive Zoning By-law is to regulate the use of land and the character, location and use of buildings and structures in accordance with the policies of this Plan.

The Residential section of the Official Plan permits lodging houses in residential designations, subject to zoning, licensing, and safety regulations and the ability to integrate such housing forms with the host neighbourhoods in an acceptable and appropriate manner (Section 4.2.1.10). For general clarification of terms used within the Official Plan, definitions are provided in Section 5.2. The definition for a Lodging House is included in Section 5.2 and it is the same definition as in the Zoning By-law. Since the definition section of the Official Plan is for "general clarification" and Policy 4.2.1.10 states that Lodging Houses are subject to zoning, staff are of the opinion that there are no conformity issues with the proposed amendment to the Lodging House definition in the Zoning By-law that is intended to harmonize with the definition of a Lodging House in both the Ontario Building Code and Fire Code which permits more than four (4) lodgers.

The Lodging House definition in the Official Plan will be amended in association with a specific review of the City's Lodging House policies or through the Official Plan Review process.

The proposed Zoning By-law amendment is generally consistent with Brampton's Official Plan.